

From: Ken Nilmeier [KNilmeier@mve-architects.com]
Sent: Tuesday, September 03, 2013 11:33 AM
To: Ung, Rosalinh
Cc: Kristin Stoyanova; Tim Beuchat; brupp@shopoff.com
Subject: Summary of Changes to Uptown Newport Submittal

September 3, 2013

In response to Planning Commission comments from the August 22, 2013 hearing, the Applicant has provided modifications to the architectural drawings that had comprised a portion of the Uptown Newport July 19, 2013 submittal documents. The formatting and sheet number remained constant.

The changes to the exhibits include the following:

Building 1: Changes were made to the proposed corner tower element located at the corner of Jamboree and Fairchild. Portions of the building adjacent to the tower were also modified as needed to complete the architectural composition. This design is to be considered an alternative to the July 19, 2013 submittal. The original design is to still be considered a valid option.

Sheet A1:

- Re-design of the corner "tower" element;
- The area designated for enhanced materials on the tower element includes only the first two floors ("base" element) in response to the change; and
- Change in language in the notes section pertaining to enhanced materials.

Sheet A2:

- Change in language in the notes section pertaining to enhanced materials.

Sheet A3

- Re-design of the corner "tower" element.
- The area designated for enhanced materials on the tower element includes only the first two floors ("base" element) in response to the design change.
- Designation of additional areas along the Jamboree façade for enhanced materials in four locations; and
- Change in language in the notes section pertaining to enhanced materials.

Building 2: The Jamboree (F) and Secondary Entry (E) elevations been revised to emphasize a more residential character.

Sheet A4

- Change in color to the plaster on the northerly (as viewed to the left side of the elevation) single bay massing element
- Change in language in the notes section pertaining to enhanced materials.

Sheet A5

- Adjustments to the massing element on the corner at Jamboree (left side of the elevation drawing) to include a slightly wider form. This element is now designated for enhanced materials;
- Enhanced materials designations are also identified for additional vertical elements layered on the façade;
- Colors were slightly modified to be more saturated in order to create more interest in the elevation;
- Change in language in the notes section pertaining to enhanced materials.



NOTES

- 1: COMMUNITY FOCAL POINT WITH ENHANCED BASE AND VARIED WINDOW DETAILING AT DIFFERENT FLOORS
- 2: VARIATION IN STOREFRONTS AND DETAILING AT BASE
- 3: PEDESTRIAN ACCESS TO RETAIL FROM GARAGE
- 4: ONE-STORY STEP DOWN
- 5: RECESSED BALCONIES
- 6: HIGHER CEILING WITH TALLER GLASS
- 7: TRIM AT COLOR CHANGE; BASE/MIDDLE/ TOP PROPORTION
- 8: JULIET BALCONIES
- 9: COMMUNITY FOCAL POINT WITH ENHANCED MATERIALS AND DETAILS AT CORNER
- 10: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.



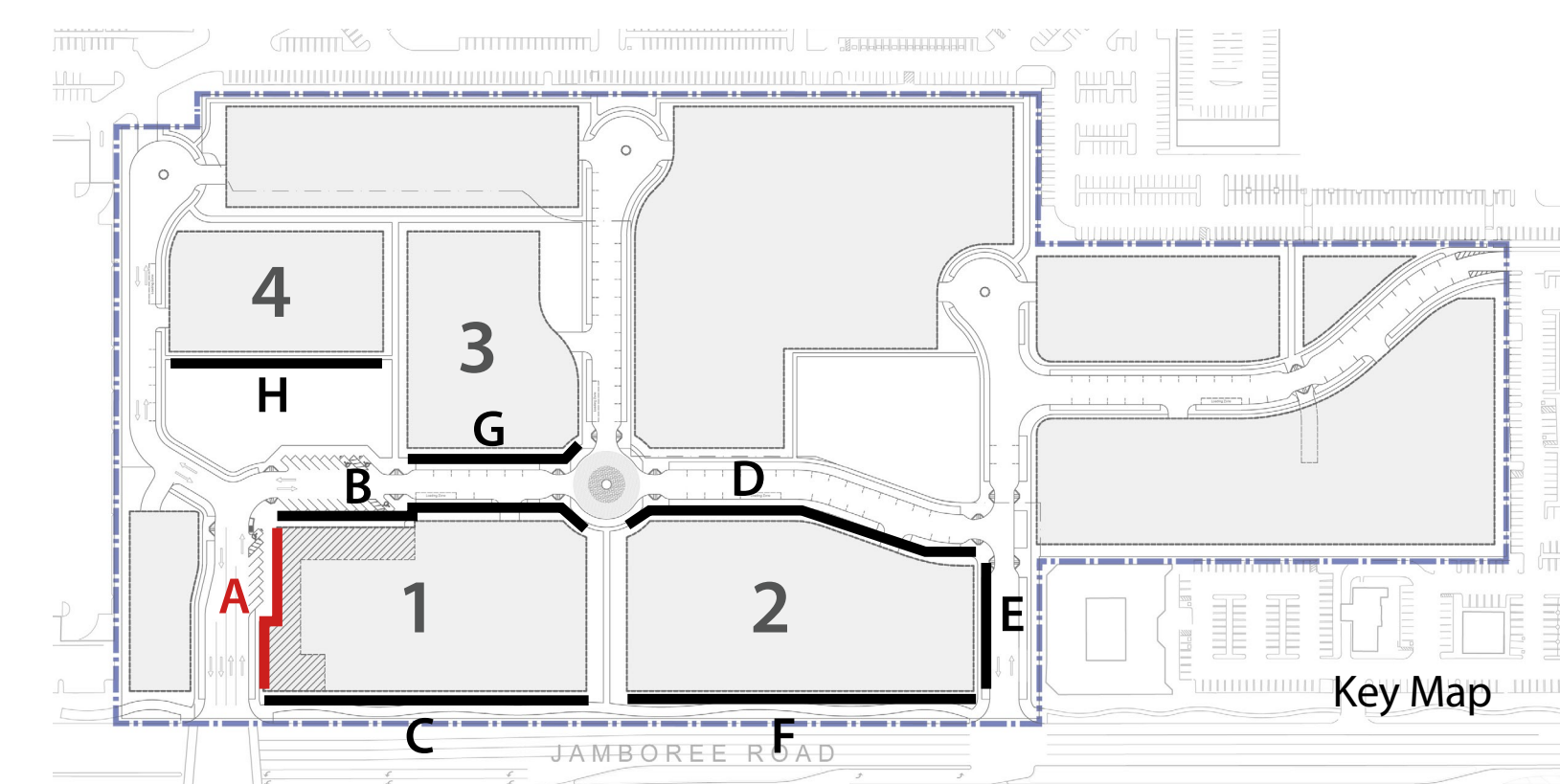
PROTOTYPICAL BUILDING ELEVATIONS

Uptown Newport

Uptown Newport LP

Date: 09-03-2013
Scale: 3/32" = 1'

0' 16' 32'



SHEET

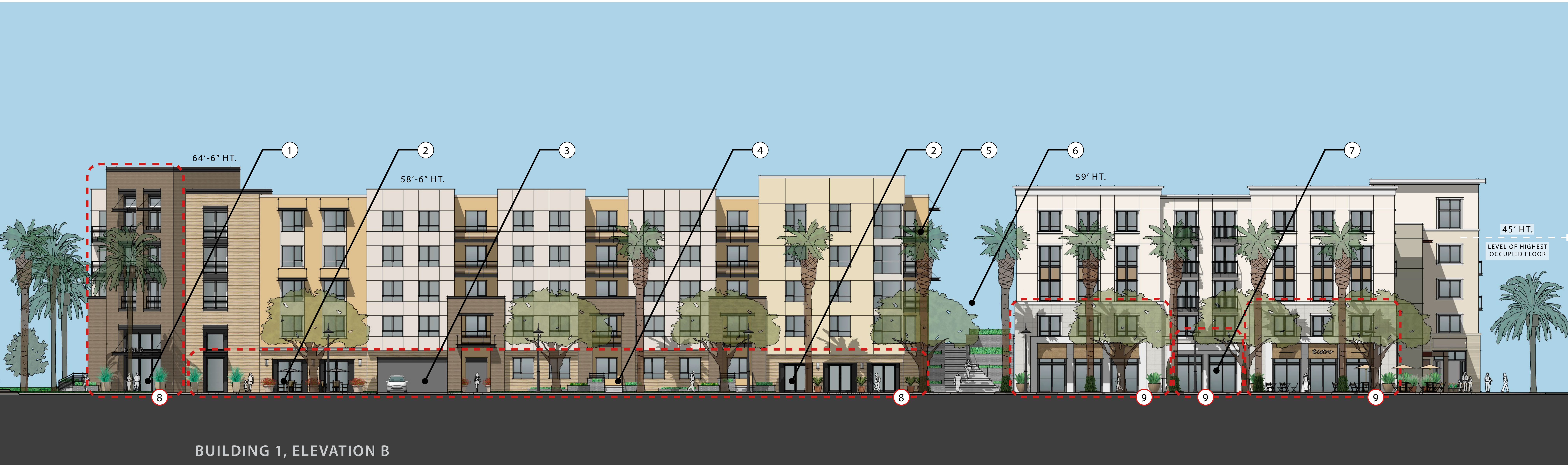
A1

3 OF 28



NOTES

- 1: COMMUNITY FOCAL POINT: CORNER LEASING LOBBY OR RESIDENT AMENITY WITH DOUBLE HEIGHT GLAZING
- 2: ACTIVE RESIDENTIAL USE RELATING TO STREET
- 3: VEHICULAR ENTRY RELATES TO MASSING AND BUILDING DESIGN
- 4: RESIDENTIAL STOOPS
- 5: CORNER GLASS AND BALCONIES
- 6: MAJOR MASSING BREAK
- 7: VARIATION IN RETAIL STOREFRONTS AND DETAILING AT BASE
- 8: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE BRICK, STONE, TILE, FIBER CEMENT PANEL AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- 9: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.





NOTES

- 1: COMMUNITY FOCAL POINT WITH ENHANCED MATERIALS AND DETAILS AT CORNER
- 2: CORNER RETAIL
- 3: MAJOR MASSING BREAK
- 4: BALCONY
- 5: CANOPY
- 6: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- 7: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE BRICK, STONE, TILE, FIBER CEMENT PANEL AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.





NOTES

- 1: CORNER LOBBY OR RESIDENT AMENITY WITH DOUBLE HEIGHT GLAZING
- 2: RESIDENTIAL STOOP
- 3: VEHICULAR ENTRY RELATES TO MASSING AND BUILDING DESIGN
- 4: MAJOR MASSING BREAK
- 5: COMMUNITY FOCAL POINT: LEASING LOBBY WITH DOUBLE HEIGHT GLAZING AND ENHANCED MATERIALS
- 6: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE TILE, FIBER CEMENT PANEL, METAL PANEL, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

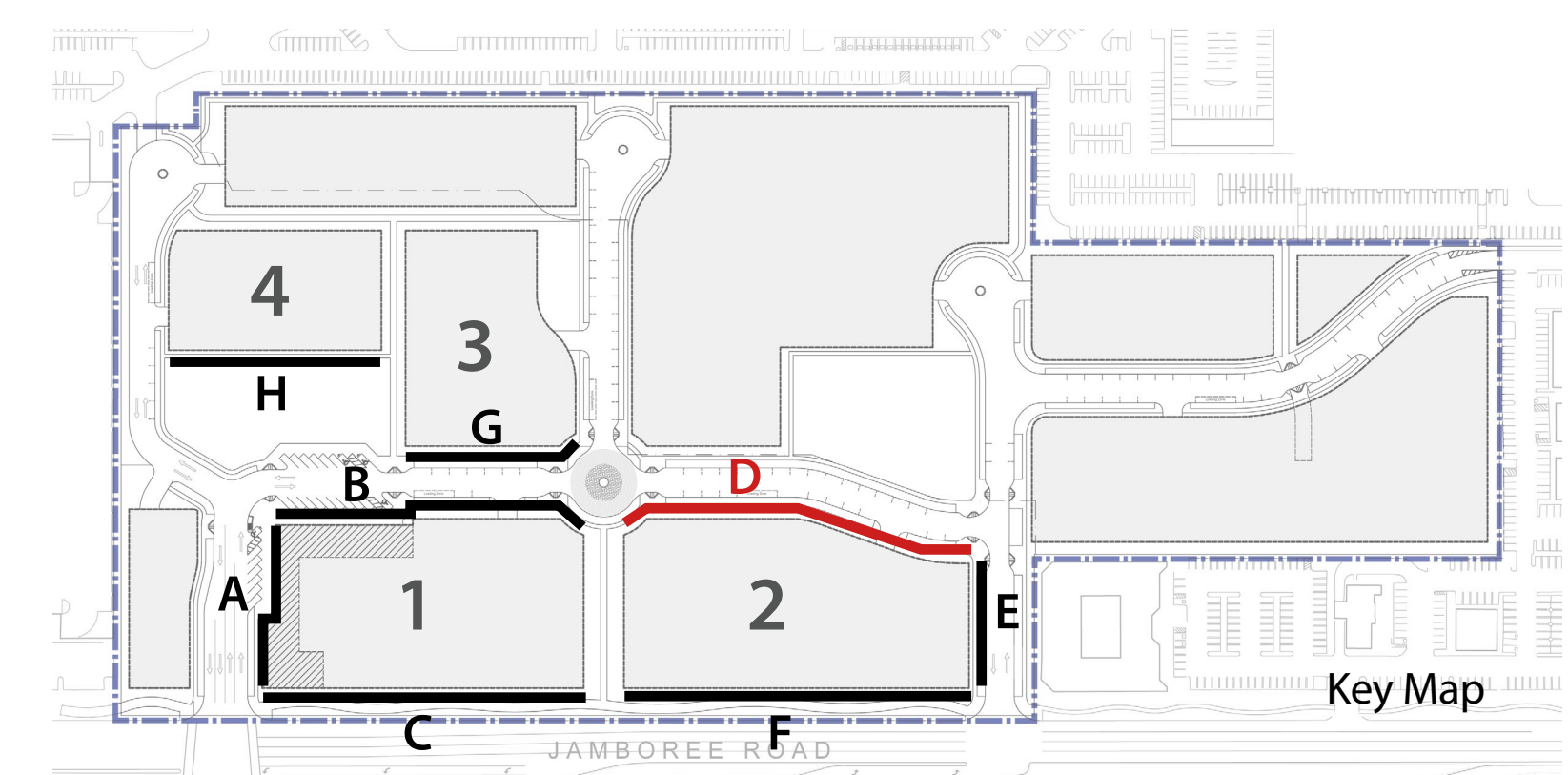


PROTOTYPICAL BUILDING ELEVATIONS

Uptown Newport

Uptown Newport LP

Date: 09-03-2013
Scale: 3/32" = 1'
0' 16' 32'



SHEET

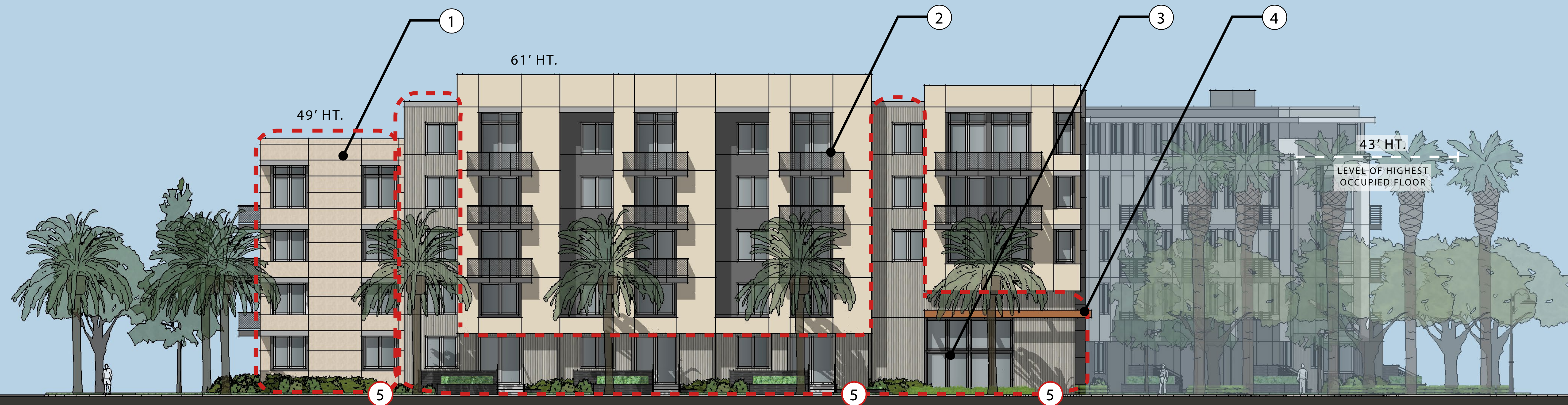
A4

6 OF 28



NOTES

- 1: CORNER BREAK WITH ONE-STORY STEP DOWN
- 2: BALCONY
- 3: CORNER LOBBY OR RESIDENT AMENITY WITH DOUBLE HEIGHT GLAZING
- 4: CANOPY
- 5: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE TILE, FIBER CEMENT PANEL, METAL PANEL, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



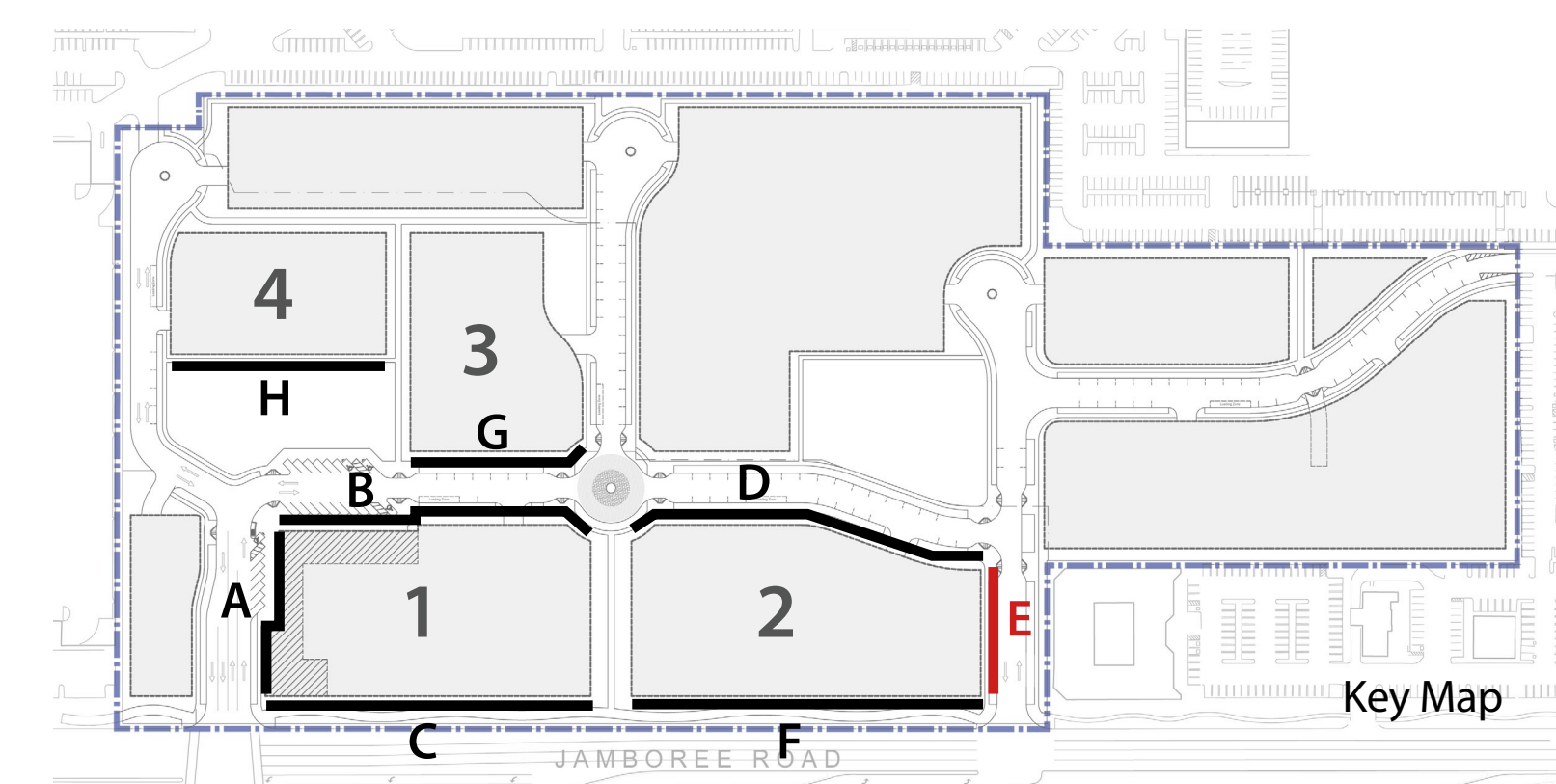
BUILDING 2, ELEVATION E

PROTOTYPICAL BUILDING ELEVATIONS



Uptown Newport
Uptown Newport LP

Date: 09-03-2013
Scale: 3/32" = 1'
0' 16' 32'



SHEET

A5

7 OF 28



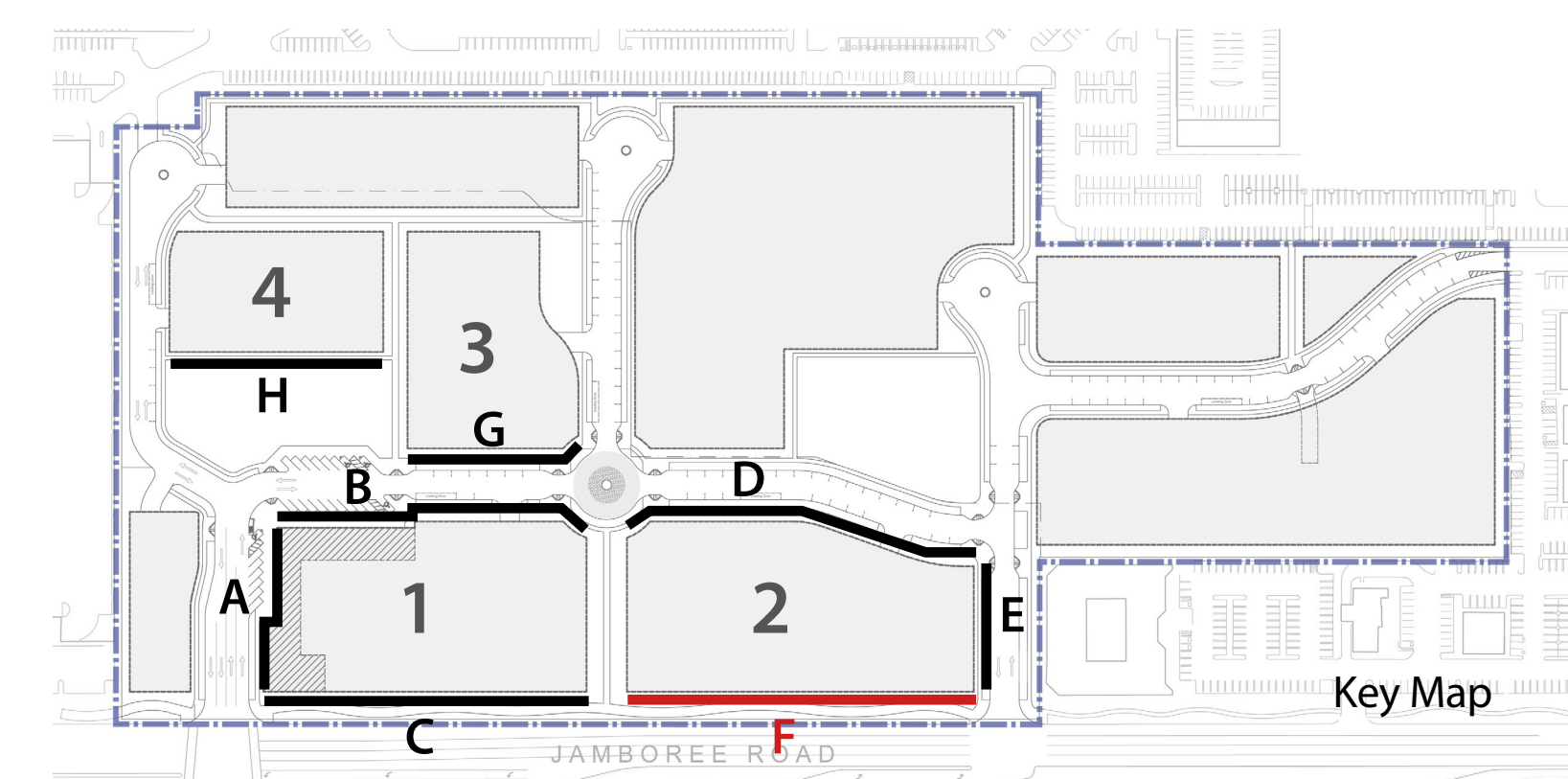
NOTES

- 1: CORNER BREAK WITH ONE-STORY STEP DOWN
- 2: CANOPY
- 3: BALCONY
- 4: MAJOR MASSING BREAK
- 5: BAY WINDOWS
- 6: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE TILE, FIBER CEMENT PANEL, METAL PANEL, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



PROTOTYPICAL BUILDING ELEVATIONS
Uptown Newport
 Uptown Newport LP

Date: 09-03-2013
 Scale: 3/32" = 1'
 0' 16' 32'



SHEET
A6
 8 OF 28



NOTES

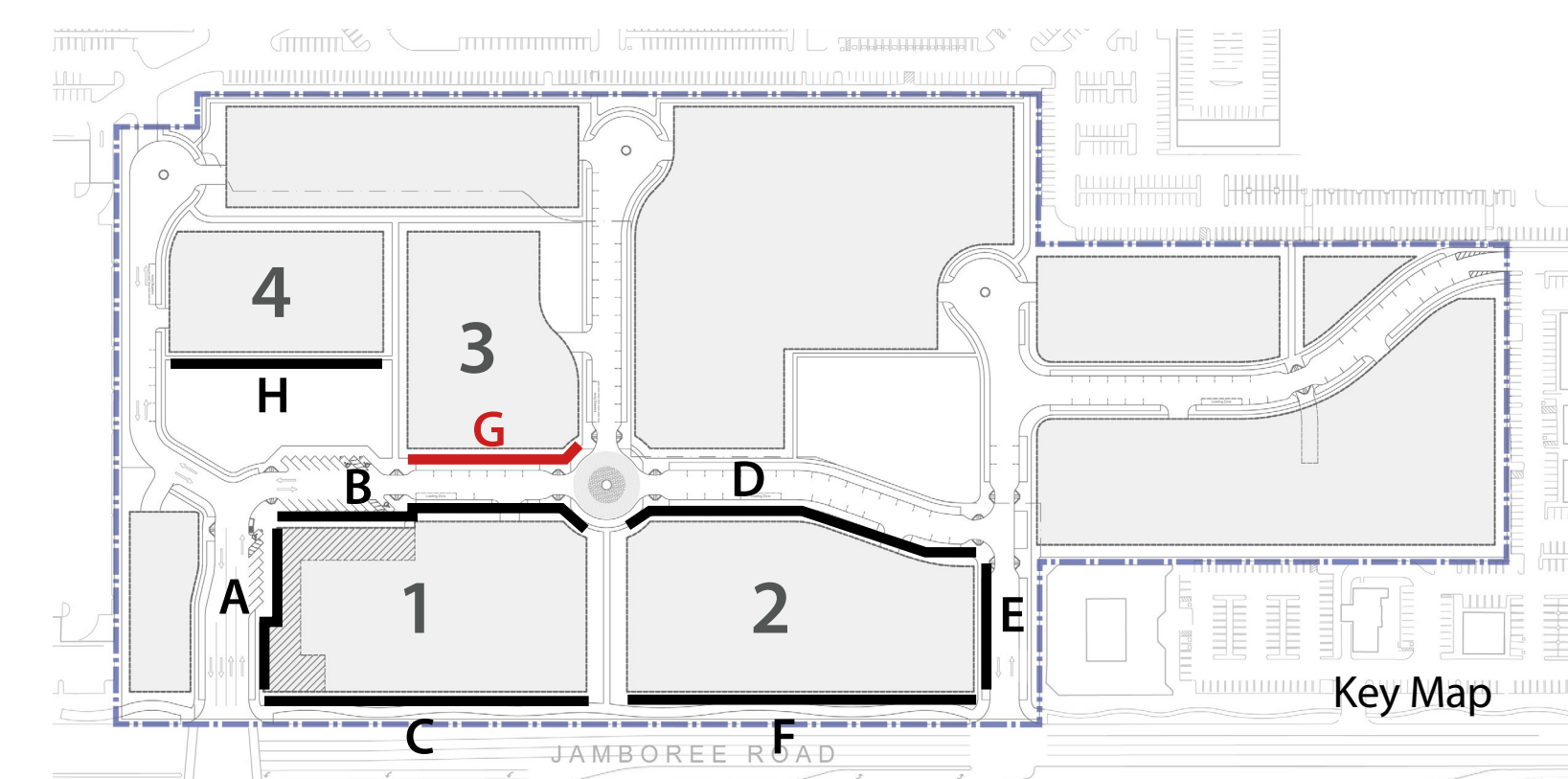
- 1: COMMUNITY FOCAL POINT: CORNER LOBBY OR RESIDENT AMENITY WITH ENHANCED MATERIALS AND ONE-STORY STEP DOWN
- 2: BALCONY
- 3: ACTIVE RESIDENTIAL USE RELATING TO STREET
- 4: COMMUNITY FOCAL POINT: CORNER LEASING LOBBY OR RESIDENT AMENITY WITH DOUBLE HEIGHT GLAZING AND EXPANDED CORNER GLASS
- 5: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE TILE, CONCRETE, FIBER CEMENT PANEL AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



PROTOTYPICAL BUILDING ELEVATIONS

Uptown Newport
Uptown Newport LP

Date: 09-03-2013
Scale: 3/32" = 1'
0' 16' 32'



SHEET

A7

9 OF 28



- NOTES**
- 1: CORNER TOWER ELEMENT
 - 2: LEASING LOBBY OR RESIDENT AMENITY WITH DOUBLE HEIGHT GLAZING
 - 3: RESIDENT STOOP/PATIO
 - 4: MINOR MASSING BREAK
 - 5: CANOPY
 - 6: BALCONY
 - 7: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, FIBER CEMENT SIDING AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR

